



COUNCIL DISTRICT 2 PROJECT REVIEW COMMITTEE MEETING MINUTES
Fresno City Hall, 2600 Fresno Street, Fresno, CA 93721

Monday June 28, 2021 – 5:30 PM
Planning and Development Department – Development Services Division
Fresno City Hall, WebEx

1. CALL TO ORDER & ROLL CALL

Committee Members: David Rodriguez (Chairperson), Linnea Faeth (Vice-Chairperson), Bob Lindemann, Nic Westburg, Lori Buffington

Present – 4: David Rodriguez (Chairperson), Linea Faeth (Vice-Chairperson), Bob Lindemann, Lori Buffington (joined the meeting after the approval of the Agenda and Minutes)

Absent – 1: Nic Westburg

2. APPROVAL OF AGENDA

Committee Member Rodriguez moved to approve the agenda, seconded by Committee Member Faeth. The motion carried unanimously 3 votes to 0.

3. APPROVAL OF THE MINUTES

Committee Member Lindemann believed he made the motion to deny item number one, Development Permit Application P21-00989, rather than Committee Member Westburg at the June 14, 2021 meeting. Committee Member Lindemann had no other comments. Chairperson Rodriguez recommended approval after it was determined if that section of the minutes must be revised or not.

4. PROJECT REVIEW – CONTINUED MATTERS

None

5. PROJECT REVIEW – NEW MATTER

A. Conditional Use Permit Application No. P21-02312

Conditional Use Permit Application No. P21-02312 was filed by John Dodson of Armet Davis Newlove, on behalf of Kentucky Fried Chicken, and pertains to the 0.57 acres located at 5380 W. Spruce Ave. The applicant proposes to construct a new 2,264 sq. ft. KFC restaurant with drive-thru. The parcel is zoned CC/EA/UGM/cz.

[Project Submittals](#) (click link)

Relative Link(s): [Map Viewer](#)
[Fresno Municipal Code Findings](#)

Project Planner: Jose Valenzuela
(559) 621-8070
Jose.Valenzuela@fresno.gov

Applicant John Dodson presented the project to the committee.

Committee Member Faeth expressed her concerns regarding potential traffic issues that may be created by the drive-through lane.

Dodson responded by explaining that the drive-through lane would be internal and would not cause traffic to back up onto abutting streets.

On a motion by Committee Member Faeth, seconded by Committee Member Buffington, the Committee voted to recommend approval of the proposed Conditional Use Permit application.

Vote Tally

Ayes (4): Faeth (motion), Buffington (second), Rodriguez, Lindemann

Noes (0): None

Abstain (0): None

Absent (1): Westburg

B. Development Permit Application No. P21-01844

Development Permit Application No. P21-01844 was filed by Philip Mettler of The Taylor Group and pertains to the 11.55 acres within the Fig Garden Financial Center made up of APNs 417-231-19, 417-231-21, and 417-140-26. The applicant proposes the construction of a 100,000 sq. ft., 4-story office building with parking lot. The parcels are zoned RMX and RMX/cz.

[Project Submittals](#) (click link)

Relative Link(s):

[Map Viewer](#)

[Fresno Municipal Code Findings](#)

Project Planner:

Nicholas Caldera

(559) 621-8032

Nicholas.Caldera@fresno.gov

Applicant Phillip Mettler presented the project to the committee.

Committee Member Faeth asked if the neighbors close to the project property have any concerns.

Applicant Mettler explained that they have complied with the neighbors' request to increase the setback from the existing condos that abut the property. Property owner, Jeremy Reed, further explained that the neighborhood was concerned about screening and so the proposed office building was moved farther back from those residential properties. Two other requests were gated access onto the property and a dog park. Both were incorporated into the design.

Committee Member Faeth asked if another underground parking structure would be proposed.

Applicant Mettler responded that additional underground parking would not be necessary because the project would be over parked per Planning requirements. Owner Reed added that the existing underground parking was more of an amenity rather than a requirement.

Committee Member Lindemann referenced a section of the applicant's operational statement that gave background on the project and commented that he was unsure why there has been no development for the

project even though it has been in process for a few years. Lindemann further commented that the project looks like a giant parking lot and believed a parking garage could improve the design. He also referenced the operational statement a second time and asked if this was the same project that was presented to the neighborhood approximately three years prior.

Owner Reed responded that this was the same project that was presented.

Committee Member Lindemann expressed concern that there was no public comment at the District 2 Committee Meeting that was taking place.

Owner Reed responded by explaining that the neighborhood did not want to see any apartments or affordable housing in that area. He further explained that many people currently use the existing road in that area to cut through from Palm Avenue to Maroa Avenue which creates traffic back up issues. Vacating this street will mitigate those issues.

Committee Member Lindemann asked what would happen with the parking lot driveways that lead onto the cul-de-sacs that were proposed.

Owner Reed responded that those entrances would be used for emergency access only. The main entrance to the site would be from North Palm to West San Jose on the west side of the office complex.

Committee Member Faeth asked if there will be any proposal for solar.

Owner Reed responded that their plan is to potentially build roof solar in the future.

Committee Member Faeth made a motion to approve, and Committee Member Buffington seconded the motion. Chairperson Rodriguez also stated that he would approve. Committed member Lindemann stated that he could not approve the project unless he knows that the public is in support. Lindemann added that he would approve with a recommendation that the applicant request endorsement from the residential community.

Owner Reed explained that the property owners of the condos to the northeast were concerned that there would be a way through their development for traffic to reach Maroa Avenue. They requested a gate which the applicants have provided to the complex to receive their blessing for this development.

The Committee Members stated that they would still like the applicant to notify the neighbors of the project.

Committee Member Buffington made a motion to approve this Development Permit application with a recommendation that the public in the surrounding area is noticed of the project before final approval. The motion was seconded by Committee Member Faeth. The motion to approve the project with this additional recommendation was unanimous.

Vote Tally

Ayes (4): Buffington (motion), Faeth (second), Rodriguez, Lindemann

Noes (0): None

Abstain (0): None

Absent (1): Westburg

6. ADMINISTRATIVE MATTERS

None

7. COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed, but official action may not be taken until legal notices are given as required by law.

8. ADJOURNMENT

The Committee Meeting was adjourned at 6:30 p.m.